

House File 638

S-3245

1 Amend House File 638, as passed by the House, as follows:

2 1. By striking everything after the enacting clause and  
3 inserting:

4 <Section 1. Section 562A.9, subsection 4, Code 2019, is  
5 amended to read as follows:

6 4. For rental agreements in which the rent does not exceed  
7 seven hundred dollars per month, a rental agreement shall not  
8 provide for a late fee that exceeds twelve dollars per day or a  
9 total amount of sixty dollars per month. For rental agreements  
10 in which the rent is greater than seven hundred dollars per  
11 month but less than one thousand four hundred dollars per  
12 month, a rental agreement shall not provide for a late fee that  
13 exceeds twenty dollars per day or a total amount of one hundred  
14 dollars per month. For rental agreements in which the rent is  
15 at least one thousand four hundred dollars per month, a rental  
16 agreement shall not provide for a late fee that exceeds two  
17 percent of the rent per day or a total amount of ten percent of  
18 the rent per month.

19 Sec. 2. Section 562B.10, subsections 4 and 5, Code 2019, are  
20 amended to read as follows:

21 4. For rental agreements in which the rent does not exceed  
22 seven hundred dollars per month, a rental agreement shall not  
23 provide for a late fee that exceeds twelve dollars per day or a  
24 total amount of sixty dollars per month. For rental agreements  
25 in which the rent is greater than seven hundred dollars per  
26 month but less than one thousand four hundred dollars per  
27 month, a rental agreement shall not provide for a late fee that  
28 exceeds twenty dollars per day or a total amount of one hundred  
29 dollars per month. For rental agreements in which the rent is  
30 at least one thousand four hundred dollars per month, a rental  
31 agreement shall not provide for a late fee that exceeds two  
32 percent of the rent per day or a total amount of ten percent of  
33 the rent per month.

34 5. a. Rental agreements shall be for a term of one year  
35 unless otherwise specified in the rental agreement. Rental

1 agreements shall be canceled by at least sixty days' written  
2 notice given by either party. A notice to cancel under this  
3 subsection initiated by a landlord shall be for good cause. A  
4 landlord shall not cancel a rental agreement solely for the  
5 purpose of making the tenant's mobile home space available for  
6 another mobile home.

7 b. For purposes of this subsection, "good cause" means  
8 violation of this chapter by the tenant, a material violation  
9 of the manufactured home community or mobile home park rules  
10 or regulations, a change in the use of the land on which the  
11 mobile home park is located, or material noncompliance with the  
12 rental agreement by the tenant.

13 Sec. 3. NEW SECTION. 562B.12A Increasing rent.

14 A landlord shall not increase the rent on any tenant in a  
15 mobile home park unless the landlord has provided notice at  
16 least one hundred eighty days in advance of the rent increase.

17 Sec. 4. EFFECTIVE DATE. This Act, being deemed of immediate  
18 importance, takes effect upon enactment.>

19 2. Title page, by striking lines 1 through 3 and inserting  
20 <An Act providing for remedies, procedures, and requirements  
21 applicable to landlords under specified circumstances and  
22 including effective date provisions.>

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ANNETTE SWEENEY